



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



December 21, 2015

Richard J. Bruckner
Director

Miquel Samoya, Delta Groups Engineering
2362 McGaw Avenue
Irvine, CA 92614

**REGARDING: PROJECT NO. R2015-02146-(5)
CONDITIONAL USE PERMIT NO. 201500083
41501 20TH STREET WEST | QUARTZ HILL ZONED DISTRICT (APNs: 31111-010-039,
3111-010-040)**

Hearing Officer Susan Tae, by her action of **December 15, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **December 29, 2015. Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Anthony Curzi of the Zoning Permits North Section at (213) 974-6443, or by email at acurzi@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner

Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: DPW (Building and Safety); Zoning Enforcement

RG:AMC

CC 060412

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02146-(5)
CONDITIONAL USE PERMIT NO. 201500083**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500083 ("CUP") on December 15, 2015.
2. The permittee, Verizon Wireless ("permittee"), requests the CUP to authorize the construction, operation, and maintenance of a new wireless telecommunication facility (WTF) ("Project") on a property located at 41501 20th Street in the unincorporated community of Quartz Hill ("Project Site") in the A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") section 22.24.150.
3. The Project Site is two net acres in size and consists of two legal lots. The Project Site is L-shaped with flat topography and is developed with a water tank for the White Fence Farms Mutual Water Company.
4. The Project Site is located in the Quartz Hill Zoned District and is currently zoned A-2-2.
5. The Project Site is located within the RL2 (Rural Land, One Dwelling Unit per Two Acres) land use category of the Antelope Valley Area Plan ("Town & Country") Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2
 - South: A-2-2
 - East: A-2-2, M-1 (Light Manufacturing)
 - West: A-2-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences
 - South: Single-family residences
 - East: Single-family residences, vacant land
 - West: Single-family residences
8. One previous zoning case was approved for the Project Site. CUP No. 200900059 authorized the construction, operation, and maintenance of a WTF consisting of six panel antennas located within a 12-foot-high, 16-foot-diameter artificial bolder and a 240-square-foot prefabricated equipment shelter with a microwave dish mounted on it. The CUP was unused and expired on July 6, 2008. A Certificate of Compliance

(No. 200600170) was recorded on April 17, 2006, which established the legality of the lots.

9. The site plan for the Project depicts a 49-foot-tall monopine with 12, 8-foot panel antennas, 12 remote radio units, and three ray-caps, situated between three sectors and four antennas each. Ancillary equipment is located inside a new lease area surrounded by an 8-foot-high chain-link fence enclosure and includes utility cabinets, a transformer, and a fixed stand-by generator on a concrete slab within the enclosure.
10. The Project Site is accessible via 20th Street West to the west.
11. The Project complies with the County Department of Public Health ("Public Health") requirements that the project be located at least 20 feet from residences.
12. Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("Regional Planning") staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the construction of a less-than 300-square-foot structure in a rural area.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Prior to the Hearing Officer's Public Hearing, Regional Planning staff received one letter from the Quartz Hill Town Council ("Town Council") regarding the Project. The letter stated that the Town Council supported the Project and requests that the applicant notify neighbors when proposing equipment changes and upgrades and that such equipment be of the most current design at time of installation.
15. A duly-noticed public hearing was held on December 15, 2015 before the Hearing Officer. Staff presented the case and recommended approval. The applicant's representative, Miguel Samoya, was present to answer questions. The Hearing Officer asked Mr. Samoya about the potential to locate the WTF on nearby power lines or the water tank of the property owner, as well as the feasibility of constructing a faux bolder for the WTF. Mr. Samoya responded that these other design options were not feasible or possible for various reasons.

The Hearing Officer then asked Mr. Samoya if he was familiar with the condition requests from Quartz Hill Town Council regarding: (1) requiring the permittee to notify neighbors when proposing equipment changes and upgrades for the WTF, and (2) requiring the use of the most current equipment when installing such equipment. After a brief recess, Mr. Samoya responded that these two proposed conditions were acceptable.

The Hearing Officer stated that she visited the Project Site and found the proposed WTF suitable for the area. She then asked staff to revise the Project's conditions to include a requirement for the permittee to record a covenant to tie the property's two parcels before being able to use the permit as well as the two requests from the Town Council.

There being no further testimony, the Hearing Officer closed the public hearing, found the Project categorically exempt from CEQA and approved the Project with the recommended changes as agreed to by the applicant.

16. The Hearing Officer finds that the Project is compatible with the RL2 (Rural Land 2, One Dwelling Unit per Two Acres) land use category. This land use designation is intended for low-density rural uses. The WTF is a utility that will serve the community and will not contribute to increasing density or urbanization of the area. The WTF primarily serves residential customers in the vicinity of Quartz Hill. Therefore, the WTF is consistent with the permitted uses of the underlying land use category. In addition, some General Plan policies are applicable to the proposed Project:

- a. Promote the full use of existing service systems in order to gain maximum benefit from previous public investments (Policy 54, Page 1-25). The WTF has access to existing transportation, energy, and utility infrastructure to service the facility.
- b. Maintain high-quality emergency response services (Policy 58, Page 1-25). The WTF provides cellular telecommunication service to the surrounding community and such service is often used to make emergency calls. The Project will ensure that such service will continue to be available.

The following policies of the 2015 Antelope Valley Area Plan ("Town & Country Plan") are applicable to the Project:

- a. Policy PS 7.3: Strive for timely response to every call for service. The WTF assists in providing timely responses to emergency calls for service by providing location-tracking equipment to aid Fire/Life/Safety agencies in locating calls for service.
- b. Policy ED 1.14: Promote appropriate types of residential development in the vicinity of existing communities and town centers that are in reach of existing infrastructure and utilities. The Project is located in the existing community of Quartz Hill and will connect to existing utilities and infrastructure.

17. The Hearing Officer finds that WTFs are not a recognized use in the County Code; however, the use that is most closely related to a WTF is a radio or television tower. Radio and television towers are permitted in the A-2-2 Zone under Section 22.24.170 of the County Code subject to the issuance of a CUP pursuant to the provisions of Part 1 of Chapter 22.56.

Section 52.1220 of the County Code determines parking requirements for uses that are not specified. The Director may impose an amount of parking spaces that he or

she finds to be adequate to prevent traffic congestion and excessive on-street parking. The WTF will be unstaffed and will require periodic maintenance visits only. Therefore, the appropriate parking for such a use would be one space, and that parking would be satisfied by an uncovered, unmarked space adjacent to the equipment shelter.

All other applicable development standards would be met by the WTF. The proposed Project does not impede the compliance of any development standards in the A-2-2 Zone. All required setbacks are met with the proposed Project.

18. The Hearing Officer finds that the Project is consistent with the Regional Planning Policy No. 01-2010, Wireless Telecommunication Facilities, except that the Project includes chain-link fencing. As agreed to by the applicant, the Project shall be conditioned to require a CMU block wall enclosure in place of chain-link fencing.
19. The Hearing Officer finds that, to ensure that future access to the WTF is maintained, the Project shall be conditioned to require the Permittee to tie the property's two leased parcels together.
20. The Hearing Officer finds that the Project is for the construction, operation, and maintenance of a WTF in a parcel containing a water tank for a private residential water company. The Project's relatively small size, location on a large lot, as well as the physical appearance of the Project as a disguised pine tree, are compatible with the area. The Project Site is adequately sized to accommodate maintenance vehicles for the WTF, and as such the Project will not overburden the area with traffic, nor will other public or private services be impacted by the Project. Access to the Property is via 20th Street West, a local public street. The Project is well served by all applicable and necessary infrastructure, including roads, electricity, and telephone service.
21. The Hearing Officer finds that the proposed use is consistent with the adopted general plan for the area. The Project Site is located within the RL2 land use category of the Town & Country Plan. This land use designation is intended for low-density rural uses. The WTF is a utility that will serve the community while not contributing to densification or urbanization of the area. The WTF primarily serves residents of the Quartz Hill community. Therefore, the WTF is consistent with the permitted uses of the underlying land use category.
22. The Hearing Officer finds that the requested use at the proposed location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The WTF will provide improved cellular telephone service to area, which will result in fewer dropped calls in times of emergency. Therefore, the area will experience more cellular telephone reliability and an enhanced level of safety.

23. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 or as otherwise required to integrate said use with the uses of the surrounding area. This is because the WTF will only require maintenance visits approximately once per month. Access to the WTF will not impact surrounding properties.
24. The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public and private service facilities as are required. This is because the WTF has access to existing transportation, energy, and utility infrastructure to service the facility. The existing local street, 20th Street West, adequately services the use to accommodate the infrequent service visits.
25. The Hearing Officer finds that to ensure that the WTF's stealth design will not be compromised due to equipment upgrades, the Project will be conditioned to require pine needle "socks" to be installed on each of the antennas to enhance and maintain the disguise as a pine tree.
26. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to fifteen (15) years.
27. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Quartz Hill community. On September 22, 2015, a total of 47 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 12 notices to those on the courtesy mailing list for the Quartz Hill Zoned District and to any additional interested parties.
28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be

materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit No. 201500083, subject to the attached conditions.

ACTION DATE: December 15, 2015

RG:AMC
December 21, 2015

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02146-(5)
CONDITIONAL USE PERMIT NO. 201500083**

PROJECT DESCRIPTION

The project is a new Wireless Telecommunication Facility ("WTF") consisting of a 49-foot-tall monopine and ancillary ground-level equipment, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on December 15, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be

placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **eight (8) biennial (one every other year)** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **February 15, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS - WTF

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WTFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WTFs.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed WTF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.
23. All structures shall conform to the requirements of the Division of Building and Safety of Public Works ("Building and Safety") or other appropriate agency and obtain an encroachment permit if deemed necessary.

24. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low-intensity, fully shielded and directed away from any adjacent residences. Pole-mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. If the subject property is adjacent to residences, construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all pole-mounted equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.
27. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
28. The maximum height of the facility shall not exceed 49 feet above finished grade.
29. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
30. The finished surface of the facility shall not be glossy or reflective in nature. The finish of the monopine shall be graffiti-resistant and shall have a color and texture that imitates a pine tree. The finish of the ground-mounted equipment shall be a neutral color (except white or black), and shall not be glossy or reflective.
31. The antennas shall be covered with pine needle socks to imitate branches of pine trees. All future equipment upgrades and co-locations shall cover the antennas with pine needle socks.
32. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.
33. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.

34. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
35. The facility shall be secured by fencing, CMU block walls, gates and/or locks.
36. Upon termination of this grant or after the construction of this facility, if the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.
37. New equipment added to the facility shall not compromise the stealth design of the facility.
38. Antennas shall be painted and covered with "socks" to match their background (branches or trunk). The antennas shall not extend beyond the monotree branches or fronds. There shall be ample branch coverage to hide the antennas from view as effectively as possible. Faux bark cladding shall be provided from the ground to five feet beyond where the faux branches begin; above the faux bark shall be flat non-reflective brown paint to match the bark.
39. This grant shall authorize the construction, operation, and maintenance of a WTF consisting of a 49-foot-tall monopine and associated ground level equipment located inside a new lease area surrounded by an 8-foot-high CMU-block wall fence enclosure, and includes utility cabinets, a transformer, and a fixed-stand by generator, on a concrete slab within the enclosure.

PROJECT-SPECIFIC CONDITIONS

40. The Permittee shall record a covenant tying the parcels 3111-010-039 and 3111-010-040 to ensure future access to the Project Site. The covenant shall be submitted to Regional Planning for verification by **February 15, 2016** and must be finalized before Regional Planning will transmit the approved Exhibit "A" to Building and Safety.
41. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A," except that, as agreed to by the applicant, the fencing enclosure shall be developed as a CMU block wall enclosure, in place of chain-link fencing. The CMU block wall enclosure shall be painted a neutral color.
42. As agreed to by the permittee, the permittee shall provide written notice to all immediately adjacent property owners whenever new equipment is added to the WTF as part of a Revised Exhibit "A" (REA) application. Documentation showing that this written notice has been completed shall be submitted during the REA

process. Furthermore, when installing or upgrading equipment on the WTF, the permittee shall use the most current technology available at the time of installation.

43. **Three (3) copies** of the modified Exhibit "A" indicating the CMU enclosure shall be submitted to Regional Planning by **February 15, 2016**. If any additional changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **February 15, 2016**.



RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name:

Street:

City:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the County of Los Angeles, State of California that is legally described as follows:

(See Attached Exhibit A)

As recorded in Book _____ Page _____ Records of Los Angeles County. The property is located at and is known by the following address: _____
Assessor Parcel Number(s): _____

We hereby agree and covenant with the County of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of _____
_____ regulated by Title 22
(Zoning Ordinance) of the Los Angeles County Code.

This covenant and agreement shall run with all the above described land and shall be binding upon ourselves, future owner's, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Director of Planning of the County of Los Angeles upon submittal of request, applicable fees and evidence that the Covenant and Agreement is no longer required by law.

Project No.: _____ Permit No.: _____

Executed this _____ day of _____, 20__ at _____, California, under penalty of perjury of the laws of the State of California.

OWNER(S) NAME:

SIGNED: _____

SIGNED: _____

PRINT NAME: _____

PRINT NAME: _____

(Signatures must be notarized)